MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MARCH 20, 2012

INVOCATION:
Lieutenant Paul Swain of the Salvation Army gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Cordero led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Acting Assistant City Manager Lara, Police Chief Macagni, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, Director of Utilities Sweet, Director of Community Development Appel, Planner II Albro, Director of Parks & Recreation Posada, Fire Chief Orr, City Librarian Housel, Senior Assistant City Attorney Stockton, and Acting Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/PRESENTATIONS

VOLUNTEER OF THE MONTH
Councilmember Boysen presented a gift to Adela Esquivel-Swinson for initiating and implementing the first Youth Center Book Club, mentoring teens at the Abel Maldonado Youth Center through her participation with PAL, and guest speaking at PAL Key Club meetings advocating the importance of education to high school students.

PROCLAMATION - NATIONAL NUTRITION MONTH
Councilmember Cordero read a proclamation declaring the month of March 2012, as "National Nutrition Month" in the City of Santa Maria. The proclamation was accepted by Judith Monte.

2. PUBLIC COMMENT
Ricardo Soto spoke about having something prepared to talk about but indicated that due to recent events he would reserve his comments for the next Council meeting.

Emelda Soto spoke about Albert Covarrubias, Jr., and for a change in leadership of the Police Department. A new police facility would not bring confidence to the department when 85 percent of the officers have no confidence in the Chief.

Tom Radzymski, Board Member of Santa Maria Police Officers' Association, spoke about the no-confidence vote of the SMPOA, and the need for a change in leadership.

Dennis Szczepanski spoke about local non-profits that assist the community, and about the no-confidence vote of the SMPOA.

Mike Wheeler, Treasurer of the SMPOA, spoke about how the SMPOA serves the community with its support of many local organizations. He rejected statements that the SMPOA pays thousands of dollars in support of lawsuits against the City.

Ernest Armenta spoke about his support of the Chief of Police and of the public's dissention of the Chief of Police with their requests for his termination. He also requested a stop sign be put in at the intersection of Kensington and Donovan.

Nancy Stewart spoke about the Chief of Police and her support of him.

Chris Nartatez, President of Santa Maria Police Officers' Association, spoke about the support the Chief of Police received at the last Council meeting. People should get the facts first, not just one side of the story. He spoke about comments made by Reserve Officer Jerry Schmidt and indicated that he said a lot of untruths and that he is not qualified to be a Reserve Officer. He also questioned his involvement and commission from the sale of the property the City purchased for the new police facility.

3. CONSENT CALENDAR
Councilmember Cordero requested Items 3E and 3G be pulled for comment.

Item 3E – Office of Traffic Safety Grant

Councilmember Cordero commented on how the Fire Chief's collaborative efforts and innovative thinking will go a long way in this economic crisis.

Councilmember Patino commented she was in agreement with Councilmember Cordero.

Item 3G – Surplus Property

Councilmember Cordero commented that the City has provided assistance to the City of Guadalupe for many years and that it will have great meaning for them.

Consent Calendar Items 3A through 3G were approved on motion by Councilmember Boysen, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of March 6, 2012, were approved as submitted.

C. WARRANTS
Warrant Nos. 171524 to 171773 totaling $1,631,148.96 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 166899 and 171312 were cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. OFFICE OF TRAFFIC SAFETY GRANT
Resolution No. 2012-26 was adopted approving the submission of an Office of Traffic Safety (OTS) grant for approximately $167,240 for new extrication and rescue equipment, and authorizing the Fire Chief to sign documents associated with this grant.

Resolution No. 2012-26 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SUBMISSION OF AN APPLICATION FOR AN OFFICE OF TRAFFIC SAFETY (OTS) GRANT.

F. ANNUAL WEED ABATEMENT PROGRAM
Resolution No. 2012-27 was adopted declaring weeds to be a nuisance and initiating the annual weed abatement program for 2012.

Resolution No. 2011-27 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING THAT NOXIOUS OR DANGEROUS WEEDS GROWING UPON OR IN FRONT OF THE LISTED PROPERTY, AND RUBBISH, REFUSE AND DIRT COLLECTED UPON OR IN FRONT OF THE LISTED PROPERTY CONSTITUTE A PUBLIC NUISANCE WHICH MUST BE ABATED, AND COMMENCING PROCEEDINGS FOR THE ABATEMENT OF THESE NUISANCES PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

G. SURPLUS EQUIPMENT.
Resolution No. 2012-28 was adopted declaring a 2005 Jacobsen HR5111 lawnmower as surplus equipment, and authorizing the Director of Public Works/City Engineer to transfer ownership to the City of Guadalupe.

Resolution No. 2011-28 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING CERTAIN FORMER CITY PROPERTY TO BE SURPLUS AND AUTHORIZING ITS DISPOSITION.

PUBLIC HEARING

4. AREA 9 SPECIFIC PLAN TRAFFIC FEE, ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AND ZONE CHANGE FOR THE AREA 9 PROJECT, LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NOS. GPZ-2006-011, SPZ-2006-003, E-2006-077 (890+/- ACRES).
The City Council is asked to consider a recommendation from the Planning Commission for the Area 9 Specific Plan project, a business/industrial park on approximately 890 acres, accommodating office-professional complexes, industrial uses including oil production, and research and development uses. Up to 550 residential units may also be proposed. Infrastructure improvements include sanitary sewer facilities, solid waste disposal, stormwater drainage, water lines, utilities, roads, and bicycle lanes. Assessor Parcel Numbers 117-310-004, -005, -006, -007, -008, -009, -010, -011, -012, and -013; 117-320-003, -004, -005, -007, -008, -011, -012, -013 -014, -015, -016, and -017; 117-770-001, -002, -051; 117-820-016, -017, -018, -019, -022, -023, -036, and -037.

On February 15, 2012, the Planning Commission adopted resolutions by 3-1-1 vote (Commissioner Waterfield abstained and Commissioner Moats absent) making recommendations to the City Council to adopt Actions #1 through #6.

Director of Community Development Appel gave the staff report outlining the proposed project as detailed in the written staff report. He highlighted areas within the Specific Plan regarding expanded greenhouse facilities, oil drilling production, infrastructure, and bikeway expansion.

Ex-Parte Communications
Mayor Lavagnino declared that he had ex-parte communications with the property owners over the years, and a phone message from Dick Donati.

Councilmember Boysen declared that he had ex-parte communications with the Applicant, met with Mr. Donati and his agent today, and attended the community meeting with property owners of Westgate.

Councilmember Patino declared that she had ex-parte communications with the Applicant, met with Mr. Donati, and attended the Westgate meeting and Planning Commission meeting.

Councilmember Orach declared that he had ex-parte conversations with representatives of Windset Farms, the Applicant, the Diani family, and other property owners over the years; however, not recently.

Councilmember Cordero stated that he had not spoken to the property owners of the project.

Written Communications Received

A written communication was received on March 15, 2012, from Black Road Investments, GP, supporting Staff's recommendations to approve the Area 9 Specific Plan and certify the Final Environmental Impact Report (FEIR), with a recommendation to amend the City's Bikeway Master Plan to redirect the bikeway from the railroad right-of-way to the Battles Road Bikeway and that the FEIR reference past biological reviews and studies on the property, specifically regarding the North County Jail Facilities, Black Road Class II Land Treatment Facility, and Stormwater Retention, Detention and Treatment (infiltration) Basin.

A written communication was received on March 16, 2012, from Santa Maria Valley Railroad opposing the location of a basin in the proposed Specific Plan Zoning Map and EIR Alternative 5, Retain and Enhance Circulation Element Improvements.

A written communication was received from Yvette Fuentes opposing the Area 9 project.

A written communication was received from Marian Graeber requesting a postponement of the Area 9 Development Plan to get more information on the Environmental Impact Report.

A written communication was received from Larry Caro requesting a postponement of the Area 9 Development Plan to get more information on the Environmental Impact Report, specifically about air quality, noise pollution, oil company "fracking," and traffic.

The Applicant, Brian Schwartz of Urban Planning Concepts, gave a presentation of the project with a chronology for development of the project, and reviewed the proposed land uses. He stated that the proposed Circulation Plan excluded new railroad crossings and "F" Street. He met with property owners who live in the Westgate development to discuss and address their concerns regarding certain impacts relating to noise, traffic, and oil exploration. The Specific Plan provides for mixed-use development. He discussed the Use Standards relating to mixed-use building and the inclusion of a 100 foot setback between the mixed-use area's western, northern, and southern boundaries abutting the manufacturing zoning district. He highlighted that the use standard could not be accepted or cancelled through the legislative approval process. He suggested that such language should be revised to read "the guideline may be modified by the Planning Commission as part of the design review process for the planned development permit" if there was a case or an exception was needed to be made. Mr. Schwartz also discussed a separate traffic mitigation fee that would amount to a 20 percent increase above and beyond the AB1600 Traffic Mitigation Fees. The project would generate approximately $35 million in AB1600 Traffic Mitigation Fees alone, and approximately $6 million in project specific mitigation traffic fees.

Councilmember Boysen asked about the conflicting language in the setback for the mixed-use. He is concerned that the City is giving up its ability to revise the standard for future Councils by having wording that "the standard may not be excepted or reduced through the legislative process." He asked the City Attorney to comment.

City Attorney Trujillo commented that he had not been privy to the requested language revision prior to seeing it this evening. He stated that a future Council could amend the language by a Specific Plan amendment.

Planner II Albro stated the reason for the strong wording is that the 100 foot setback relates to the impacts that the Environmental Impact Report identified that might occur between the industrial uses and a sensitive receptor such as the residential units. Staff wanted to make sure that the potential for industrial development was not impacted by locating residential units too close to those future industrial uses.

Councilmember Patino stated that if the language is not changed now it will never get changed. She would like to see the language completely deleted. She was not in favor of the mixed-use in the development and that Area 9 should be set aside for industrial and light industrial.

The City Council and staff discussed at length the Specific Plan amendment process and the complexities involved with an amendment, along with its significance. It was also discussed that if the reason for the particular language no longer applied in 40 years, the Councils of the future would have the ability to change it if necessary with three votes, but it would not be an easy process.

Director of Community Development Appel stated that Staff would prefer leaving the language in.

Councilmember Boysen proposed that the wording be changed to read "This standard may not be excepted or reduced without a Specific Plan amendment."

Director of Community Development Appel stated the proposed language would be more specific, where the legislative project is a legislative act versus an administrative one.

It was the consensus of the City Council to change the wording to read "this standard may not be excepted or reduced except through a Specific Plan amendment."

Public Hearing
Mayor Lavagnino opened the Public Hearing.
Mike Grogan, representing the Santa Maria-Bonita School District, spoke in opposition to the Area 9 Project and provided a packet of information supporting its opposition. When Area 9 was annexed, it was zoned for industrial and related commercial uses. During the EIR process, 550 residential units were added to the plan. The state-mandated school mitigation fees were provided to mitigate increases in student housing coming from the proposed residential units. The EIR does not provide for a land use compatible with public facility (PF) zoning for a school. The EIR does not adequately address the existing capacity of the District's school, nor set aside public facility zoned land to mitigate the growth in student population that the 550 residential units would create. The District asked the Council to consider looking into ways to mitigate the impact to school facilities by the development of housing units in Area 9.

Councilmember Cordero asked Mr. Grogan how many students would the 550 units increase the population of the schools.

Mr. Grogan responded that housing units create about a 60-66 percent student generation rate per unit. 550 units would generate approximately 260-275 students. The generation rate has increased over the last 7 to 8 years.

Mayor Lavagnino reminded Mr. Grogan that there is not a project proposed for that area at this time.

Councilmember Orach asked about the school site south of Pacific Crest.

Mr. Grogan responded that the District purchased a 10 acre school site. The school site will house students from the units in the Blosser Southeast Specific Plan. The Blosser Southeast Specific Plan has another 1200-1250 units to be built. The school will be filled with students from units in the Blosser Southeast and Southwest Specific Plan.

Councilmember Boysen asked what was the current mitigation fee was per unit.

Mr. Grogan responded that the mitigation fee is $468 per square feet. He stated that it cost $25 million to build an elementary school.

Meredith Larson spoke that she was not opposed to the Area 9 project, but had a few concerns. The building heights of the CPO zoning area of 35 feet would impact the privacy in her and her neighbors' yards. She suggested that buildings of 35 feet in height be placed back one block or have a buffer. Her other concerns related to ensuring the City's noise ordinances would be followed, the gas and oil exploration, and keeping the 100 foot buffer for the noise from "A" Street.

Jim Diani, Black Road Investments, is a landowner in the project area and spoke in support of the Area 9 Project. He encouraged the Council's support.

Lisa Taylor requested that the Council postpone all actions related to the Area 9 project for four to six months. The residents were concerned about the noise, traffic, and odors from oil projections and its impacts on the health of the children in her neighborhood and those that attend Liberty School.

Walton Taylor spoke in opposition to the Area 9 Project, specifically about the CEQA findings Section C, air quality, industrial noise, and motor vehicle congestion.

Virginia Grote spoke in opposition to the Area 9 Project, specifically regarding oil exploration, and hoped the Council would not support the oil company's plan.

Vincent Caruso spoke in opposition to the Area 9 Project, specifically about the oil refining and exploration, and air quality. He requested that the Council consider the air quality standards.

Nathan Eady, SCS Engineers, represents the industrial sector. Amongst their clients are several oil companies in Santa Barbara County. His company assists with establishing environmental compliance and obtaining permits for projects that are already allowed in unincorporated areas. He was not opposing or supporting the Area 9 project, but was available to answer any technical questions the public may have regarding oil and gas development.

Ernest Armenta commented that he was in favor of the Area 9 Project, but thought that the housing units should be removed from the Specific Plan because of the impacts to the school, and that a supplemental funding mechanism for funding a fire department be implemented.

Toru Miyoshi spoke about urbanizing agriculture land for industrial uses. He stated former Councils have supported the City's agricultural community and land. He suggested that the City work with the Airport District to develop their Specific Plan. The quality of life had not improved with the City's growth.

With no more requests to speak, Mayor Lavagnino closed the Public Hearing.

Council Discussion on Mixed-Use Zoning

Mayor Lavagnino commented that the City needed to find a large enough area to solve the City's industrial problems. He stated now that mixed-use standards were added to the Specific Plan, he was not sure if he could support it.

Councilmember Boysen commented that he did not see the mixed-use as a detraction, but felt the impact to the schools would be need to be addressed.

Councilmember Patino commented that the City's agricultural community was very important. She stated that the Planning Commission had not been listening to the School District. The City is a rural community, and she did not support mixed-use in the industrial area of the project.

Councilmember Cordero commented that he had not given the mixed-use issue much concern before tonight. What concerned him the most was the oil refinery and exploration. He was interested in learning more about the technology advances related to oil.

City Attorney Trujillo pointed out that should Council decide to remove mixed use from the Plan, that there were references in the Exhibits to a mixed-use residential fee that would need to be addressed.

Mixed-Use Zoning

Councilmember Boysen was in support of leaving the Mixed-Use Zoning in the Specific Plan.

Councilmember Patino was not in support of leaving the Mixed-Use Zoning in the Specific Plan.

Councilmember Cordero was in support of leaving the Mixed-Use Zoning in the Specific Plan.

Councilmember Orach was in support of leaving the Mixed-Use Zoning in the Specific Plan.

Ordinance No. 2012-03 approving the Area 9 Specific Plan Offsite Road Mitigation Plan, and adopting the Area 9 Specific Plan Traffic Fee, as proposed by Staff, was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, and Mayor Lavagnino
NOES: Councilmember Patino
ABSENT: None
ABSTAIN: None

Ordinance No. 2012-03 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE AREA 9 FEE STUDY AND ADOPTING THE AREA 9 SPECIFIC PLAN TRAFFIC FEE, FILE NOS. GPZ-2006-011, SPZ-2006-003, E-2006-077 (890 +/- ACRES).

Resolution No. 2012-29 was adopted 1) certifying that the Final Environmental Impact Report (EIR), including the Area 9 Specific Plan Final EIR Revisions Memo, dated July 8, 2011, have been completed in compliance with the Public Resources Code and the State CEQA Guidelines; 2) making CEQA findings; 3) considering EIR alternatives to the proposed project; 4) adopting a statement of overriding considerations; and 5) adopting a mitigation monitoring program for the Area 9 Specific Plan project on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-29 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CERTIFYING THE AREA 9 SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (E-2006-077; SCH#2008071018) INCLUDING THE AREA 9 SPECIFIC PLAN FINAL EIR REVISIONS DATED JULY 8, 2011, MAKING CEQA FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING PROGRAM FOR ALTERNATIVE 5 FOR THE AREA 9 SPECIFIC PLAN PROJECT, FILE NOS. GPZ-2006-011, SPZ-2006-003.

Resolution No. 2012-30 was adopted approving the Addendum, E-2012-0005, to the certified Final EIR on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-30 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ADDENDUM, E-2012-0005, TO THE CERTIFIED FINAL EIR (E-2006-077; SCH#2008071018) FOR THE AREA 9 SPECIFIC PLAN PROJECT, FILE NOS. GPZ-2006-011, SPZ-2006-003.

Resolution No. 2012-31 was adopted rejecting the applicant's project description in favor of EIR Alternative 5, Retain and Enhance Circulation Element Improvements, as set forth in the certified final EIR on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-31 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REJECTING THE REQUEST TO AMEND THE CIRCULATION ELEMENT OF THE GENERAL PLAN AND APPROVING PROJECT ALTERNATIVE #5 FOR APPROXIMATELY 890 ACRES LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NO. GPZ-2006-011.

Resolution No. 2012-32 was adopted amending the General Plan (Land Use Policy Map) for 890 acres of Conservation Open Space (COS) from 8 acres to 10 acres; for Secondary Agricultural Open Space (AOS-II) from 215 acres to 451 acres of Light Industrial (LI); for Heavy Commercial/Manufacturing (HCM) from 493 acres to 157 acres; for General Industrial (GI) from 174 acres to 144 acres of General Industrial (GI), 14 acres of Community Commercial (CC), and 114 acres of Commercial/Professional Office (CPO) on motion by Councilmember Boysen, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-32 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN FOR APPROXIMATELY 890 ACRES LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NO. GPZ-2006-011.

Resolution No. 2012-33 was adopted amending the General Plan Circulation Element to: 1) Change Black Road from "Primary Arterial" to "Secondary Arterial," between Main Street/Highway 166 and Mahoney Road; 2) Change "E" Street from "Primary Arterial" to "Secondary Arterial," between Stowell Road and Betteravia Road; 3) Add Sonya Lane as a "Collector," between "A" Street and Black Road; 4) Add Betteravia Road as a "Secondary Arterial," between Mahoney Road and Black Road; 5) Make appropriate changes to the Circulation Element text and the Circulation Plan Figure C-1 on motion by Councilmember Patino, seconded by Councilmember Boysen, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2012-33 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE CIRCULATION ELEMENT OF THE GENERAL PLAN FOR APPROXIMATELY 890 ACRES LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NO. GPZ-2006-011.

Councilmember Patino commented that she did not like the bike paths next to the railroad or the farm land. She asked about a grant staff was working on to move the bike path to Battles Road.

Community Development Director Appel responded that the bike path in the Master Plan showed the bike path route south of the railroad tracks. The Applicants have asked to have three other segments added within Area 9. They were not part of the Master Plan at this point, but they could be added. Public Works was seeking a grant to add some additional bike lanes in the City, and they would study this segment to see if an amendment could be processed that would eliminate the bike path within the road or adjacent to the railroad right-of-way.

Councilmember Patino asked when the new bike plan could be taken to the Planning Commission.

Community Development Director Appel responded that staff had not applied for the grant yet.

Council Discussion on Oil Production
City Attorney Trujillo asked if it was Council's intent to discuss oil production and decide whether or not to eliminate it from the Specific Plan.

Councilmember Cordero commented that he thought the oil production activities should be eliminated.

Councilmember Boysen commented that there was no project to consider now, and when one comes forward it would be subject to the strict review of the planned development process.

Oil Production
Councilmember Cordero was in support of eliminating oil production activities in the Specific Plan.

Councilmember Boysen was not in support of eliminating oil production activities in the Specific Plan.

Councilmember Patino was not in support of eliminating oil production activities in the Specific Plan.

Councilmember Orach was not in support of eliminating oil production activities in the Specific Plan.

Ordinance No. 2012-04 adopting the Area 9 Specific Plan, modified to reflect Final EIR Alternative #5, and amending the last sentence of Chapter IV, Section F, Subsection 2.b. to delete the words the "legislative project approval process" and replace it with the words "an amendment to this Specific Plan" was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, and Mayor Lavagnino
NOES: Councilmember Patino
ABSENT: None
ABSTAIN: None

Ordinance No. 2012-04 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING THE AREA 9 SPECIFIC PLAN FOR APPROXIMATELY 890 ACRES LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NO. SPZ-2006-003.

Ordinance No. 2012-05 amending the Zoning Map to rezone the 890 acres for the Area 9 project from 223 acres of Open Space (OS), 493 acres of Planned Development/Commercial/ Manufacturing (PD/CM), and 174 acres of Planned Development/General Manufacturing (PD/M-2) TO 10 acres of Planned Development/Open Space (PD/OS), 62 acres of Planned Development/Commercial/Manufacturing (PD/CM), 144 acres of Planned Development/ General Manufacturing (PD/M-2), 95 acres of Planned Development/Commercial/Manufacturing/Agriculture (PD/CM/AG), 451 acres of Planned Development/Light Manufacturing (PD/M-1), 114 acres of Planned Development/Commercial Office and Professional Office (PD/CPO), and 14 acres of Planned Development/General Commercial (PD/C-2) was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Boysen, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2012-05 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING APPROXIMATELY 890 ACRES LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NO. GPZ-2006-011.

Ordinance No. 2012-06 adopting the reimbursement fee for preparation of the Environmental Impact Report for the Area 9 Specific Plan was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Cordero, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Cordero, Orach, Patino, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2012-06 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A REIMBURSMENT FEE FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR AREA 9 SPECIFIC PLAN, FILE NOS. GPZ-2006-011, SPZ-2006-003, E-2006-077 (890 +/- ACRES).

REGULAR BUSINESS:

5. 2011 GENERAL PLAN ANNUAL PROGRESS REPORT (SP-2012-003).
Director of Community Development Appel gave the report as detailed in the written Council Agenda Report recommending that the City Council receive the 2011 General Plan Annual Progress Report and direct the Acting Chief Deputy City Clerk to file the report with the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD).

There was no public input.

There was no Council discussion.

Hearing no questions or comments, Mayor Lavagnino received and filed the report, and directed the Acting Chief Deputy City Clerk to file the report with the Governor's Office of Planning and Research (OPR) and Housing and Community Department (HCD).

6. CITYWIDE GOALS.
City Manager Haydon gave a report as detailed in the written Council Agenda Report asking the City Council to review 2010-12 Citywide Goals and provide direction to Staff on 2012-14 Citywide Goals.

City Manager Haydon indicated that the City is looking at another multi-million dollar budget deficit going into 2012-14. He recommended that the City Council reaffirm the previous 2010-12 goals for 2012-14 with some slight modifications. He then presented a list of suggested 2012-14 Citywide goals for Council's consideration. The list presented included:

1. Continue to place a high priority on public safety services for City residents with an emphasis on community-based policing and outreach efforts.
2. Address traffic safety issues.
3. Better the quality of life for the City's current and next generation.
4. Continue to address youth violence and identify mitigation measures.
5. Maintain a "structurally balanced" General Fund budget and continue to maintain adequate reserves and identify financing to enhance public safety services.
6. Address health and safety issues through Code Compliance efforts.
7. Improve public facilities/infrastructure.
8. Continue to improve overall energy conservation measures.
9. Improve the overall housing stock by providing land zoned for a full range of densities.
10. Continue economic development efforts toward job retention and creation.

After resenting the list, Councilmember Boysen commented that there should be more emphasis on disaster preparedness within the City.

City Manager Haydon suggested that disaster preparedness could be listed as a top priority in the Fire Department's goals for the next two-year budget process and that Councilmember Boysen's suggested goal was in-line with continuing to place a high priority in public safety services.

Councilmember Cordero stated that staff had done a good job.

Councilmember Orach asked if the sales tax measure passed, would the City be able to pick up the pace on some of the priorities, including disaster preparedness.

City Manager Haydon suggested that it would be wise to take a "wait and see" position at this time. Staff will bring back a financing plan with regard to the sales tax measure in the future should it pass.

Mayor Lavagnino commented that staff had done a good job. He stated that goals were not set in stone, but were to be used as a guide. If the Council decided to do something different, it could.

Councilmember Patino asked about an action the Council took recently with regard to disaster preparedness.

City Manager Haydon responded that the Council's action was to update the Multi-hazardous Plan. The City contracted with a third party to administer and update the plan.

Ernest Armenta commented that one of the goals should be pension reform, and that the Police and Fire personnel should contribute more to their retirement.

By consensus, the City Council moved to direct staff to incorporate the suggested ten Citywide Goals as part of the 2012-14 budget.

CITY MANAGER'S REPORT

City Manager Haydon reported on items anticipated for the April 3, 2012, City Council meeting including several proclamations, the adoption of the Recognized Obligation Payment Schedule for 7/1/12-12/31/12 by the Successor Agency, second reading of the Area 9 ordinances, the Santa Maria River Levee rehabilitation and cost sharing agreement, the Orcutt Branch Public Library Bid Award, a Protest Hearing for the water and sewer rate increases, appointments to Recreation and Parks, All-America City Committee and Landmark, and that staff will be bringing back the Efficiency Unit Ordinance.

City Manager Haydon stated that there was no need for a Closed Session.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Cordero reported that he attended the open house at Marian Medical Center, a CAC meeting in Solvang, a seminar on collaborating with private and government sectors, a Bring Our Community Home meeting in Solvang, was Principal for a Day at Fesler Junior High School, a meeting at United Way regarding the Mayor's ball, and to the Vet's Memorial Building regarding a health fair.

Councilmember Orach reported that he attended the open house at Marian Medical Regional Center, the All-America City Committee, and played golf.

Mayor Lavagnino reported that he attended the open house at Marian Medical Regional Center, the YMCA Dinner, a CCWA meeting in Buellton, met with Walmart to discuss options for the property on Union Valley Parkway, and an SBCAG and APCD meeting.

Councilmember Patino reported that she attended the open house at Marian Medical Regional Center, an economy group meeting, the Fire Department Badge Pinning Ceremony, a CASA meeting, spoke at the DAR, attended the Monday Evening Rotary Santa Maria Has Talent contest, a Transportation meeting, was Principal for a Day at Oakley School, attended a Rotary Dinner, the Area 9 Westgate community meeting, a Fighting Back Santa Maria Valley meeting, a Santa Barbara Foundation reception, and the Vet's Memorial Building to meet with various local non-profits for a health fair.

Councilmember Boysen reported that he attended the KSMA radio show and spoke about the Good Samaritan Shelter. He suggested that notification be provided to the residents about the process with regard to the rate increases, and that an ordinance should be passed to require all of the clocks in town to have the correct time. He reminded everyone about the annual Good Samaritan softball tournament on April 1st.

ADJOURNMENT

There being no further business to come before the City Council at this time, the meeting was declared adjourned at 9:42 p.m. by Mayor Lavagnino.

APPROVED

April 3, 2012
Date

Acting Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Mayor of the City of Santa Maria

ATTEST

Acting Chief Deputy City Clerk